

QUITCLAIM DEED
With Covenant52-269
H1280**Know all Men by these Presents,**

026260

That KAREN GERSHMAN of Kennebec County and State of Maine,

in consideration of one dollar and other valuable considerations

paid by PHYLLIS MANNOCCI of Kennebec County

TRANSFER
TAX
PAID

whose mailing address is 9 Prospect Street, Waterville, Maine 04901

the receipt whereof KAREN GERSHMAN does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said PHYLLIS MANNOCCI

her heirs and assigns forever,

A certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin in the southwesterly corner of land now or formerly of James Merrick in the northerly line of Prospect Street; thence northerly in the westerly line of land now or formerly of James Merrick one hundred seventy-one and six-tenths (171.6) feet to an iron pipe; thence southwesterly forty-one and seven-tenths (41.7) feet to an iron pipe; thence southerly one hundred sixty-five and one-tenth (165.1) feet to an iron pipe in the northerly line of Prospect Street (said last mentioned bound passing two and five-tenths (2.5) feet westerly of and parallel to the foundation of #7 Prospect Street); thence southeasterly and easterly in the northerly line of said Prospect Street one hundred fifty-four and eight-tenths (154.8) feet to the point of beginning.

Meaning and intending to convey the same parcel of property conveyed to Phyllis F. Mannocchi and Karen Gershman by deed of Charles B. Dolham, Jr. and Dorothy M. Dolman recorded in the Kennebec County Registry of Deeds in Book 3416, Page 304.

Grantee agrees to forever hold Grantor harmless from any and all claims arising from the mortgage and note held by Kennebec Federal Savings and Loan Association and recorded in the Kennebec County Registry of Deeds in Book 3416 at Page 306.

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To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said PHYLLIS MANNOCCI

her heirs and assigns forever.

And KAREN GERSHMAN does covenant with the said Grantee, her heirs and assigns, that she shall and will warrant and defend the premises to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under her.

In Witness Whereof, KAREN GERSHMAN, the said Grantor,

and

~~husband/wife of the said~~

~~granting and is deed~~ Grantor ~~and relinquishing and conveying all rights by descent and all other rights in her~~
has hereunto set her hand and seal this 26th day of the month of August, A.D. 19 92.

Signed, Sealed and Delivered
in presence of

Susan Farnsworth	Karen Gershman
.....	KAREN GERSHMAN
.....
.....
.....
.....

State of Maine, County of Kennebec ss. August 26, 19 92.
Then personally appeared the above named KAREN GERSHMAN

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Susan Farnsworth
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1992 SEP 17 AM 9:00

Printed Name Susan Farnsworth

ATTEST: *[Signature]*
REGISTER OF DEEDS